

S.E.C. of 128th Street & Rio Verde Road Project Narrative

EXISTING CONDITIONS

The subject property is located on approximately 10 acres at the southeast corner of 128th Street and Rio Verde Drive. There are currently no existing improvements to the site. The existing zoning on the property is R1-70 ESL and a general plan designation of Rural Residential. The zoning on surrounding properties is a combination of R1-70 ESL to the north, east and south and R1-130 ESL to the west. Surrounding land ownership patterns in the immediate area include State Land to the immediate north and west, and private land to the south and east. The only existing development proximate to the site is a single-family residence located south-east of the property. The site is bounded by Rio Verde Drive on the north and 128th Street on the western edge. Rio Verde Drive is currently a two lane paved roadway with no other improvements. 128th Street is a non-paved maintained roadway approximately 25 feet in width, designed to permit existing drainage to flow across the top of the roadway at dip sections.

The site is vegetated with a low density of mature tree and cacti species as a result of a regional wildfire burn that occurred in the area approximately 15 years ago. Recovery of the vegetation is on-going, with grasses and low shrubs dominating the spectrum of existing species, typical of species found in a recovering Upper Sonoran Desert ecosystem. Areas of increased vegetation density do exist adjacent to consolidated drainage corridors (channel on south side of Rio Verde Drive) and adjacent to 128th Street. Viewsheds from the property are primarily to the south and east with panoramic views of the Mazatzal Mountains, Four Peaks, Superstition and McDowell Mountains. The property is also bounded on the west and north sides by the proposed Scottsdale Preserve, establishing a setting of open space and associated amenities proximate to the property.

The site drains to the east, parallel to Rio Verde Drive with the established floodplain located generally in the north half of the property. While established drainageways with sandy bottoms do exist, runoff is not confined to established channels as is evidenced by multiple crisscrossing that occurs within the floodplain. The topography of the site is moderate with low slope areas within the floodplains and gradual slope found within the south half of the property. Areas of planned revegetation will match or exceed density levels of undisturbed vegetation.

An archaeological survey was completed on the site finding no cultural resources in the form of sites, features, or artifacts were identified during this survey. This lead to a determination of No Effect and no further archaeological work is recommended.

DEVELOPMENT PLAN

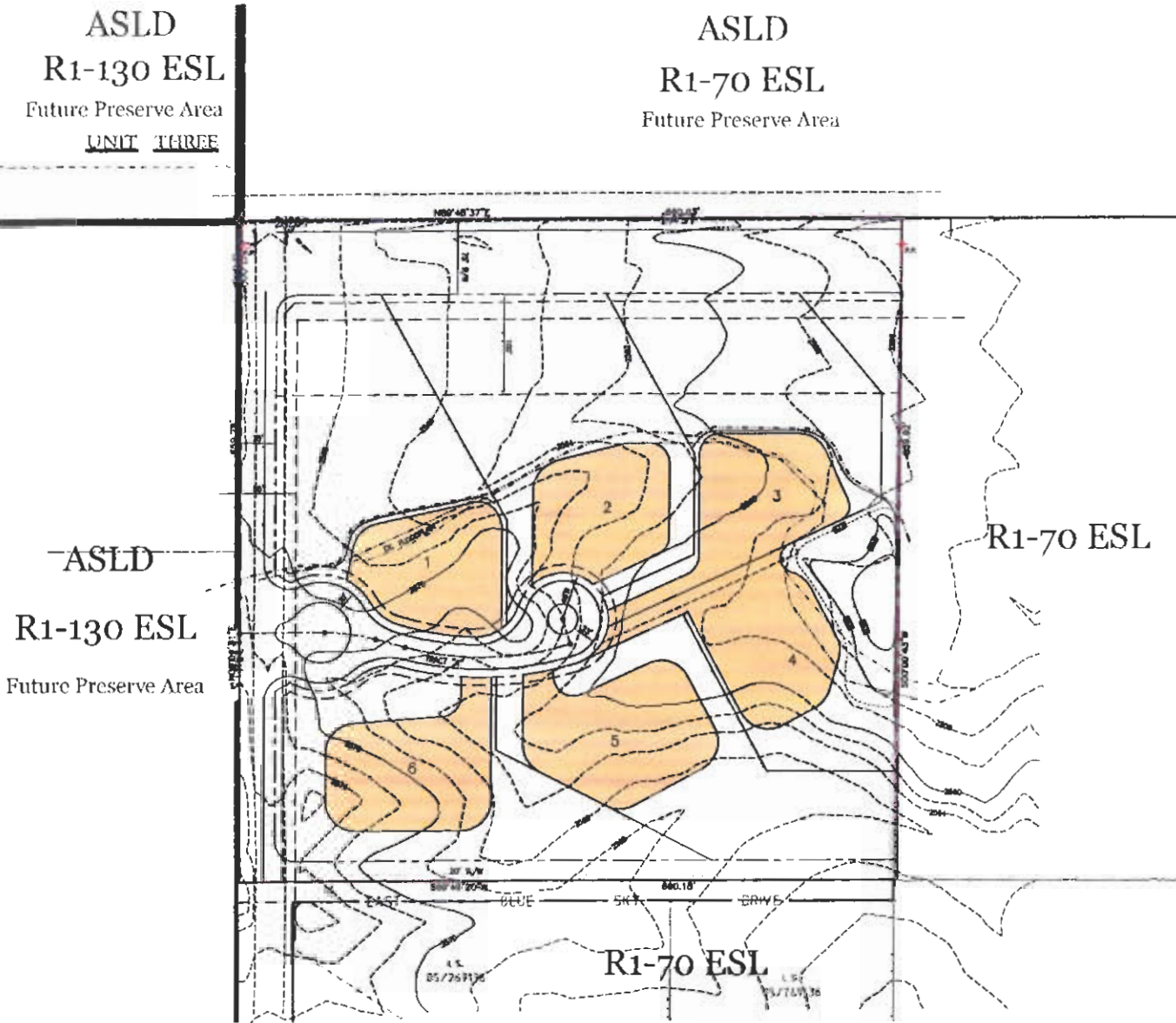
This application proposed the establishment of six single-family home sites on ten acres at an overall density of 0.6 Du/Ac within the existing R1-70 ESL district. The lots are distributed throughout the southern three-quarters of the property, recognizing the previously discussed wash conditions and will be accessed via a single gated private cul-de-sac street that extends approximately 300 feet into the property from the west. The internal local street network has been designed to minimize impacts to existing wash corridors and reduce the total amount of street area within the project. Access to the property will be from 128th Street, a future minor collector roadway as identified on the City of Scottsdale's Street Master Plan. Half street improvements for 128th Street (35 foot R/W) will be constructed by the applicant along the western frontage of the property, tying into existing improvements on Rio Verde Drive. The applicant has agreed with the City to not provide half-street improvements on Rio Verde Drive, although the entire half-street right-of-way (75 feet) will be dedicated to the City. In addition, the applicant will delineate a 100-foot scenic corridor easement south of the Rio Verde right-of-way. There are no cuts and fills larger than eight (8) feet and, therefore, Design Review Board approval will not be required pertaining to this item.

On-lot building envelopes have been specifically delineated to provide a subdivision that blends with the existing character of the area. This is done by promoting a sense of openness among adjoining lots and also protecting sensitive natural features such as the identified wash corridors and vegetation areas. Development envelopes have been oriented to maximize their proximity to open space areas and existing natural features. Development envelopes were also delineated to buffer development on the northern half of the site from adjacent roadways, preserve the integrity of the scenic corridor and the wash corridor. Envelopes on the southern portion of the site also provide sufficient setback from adjacent properties to maintain increased sense of openness and protect the free movement of existing species through the delineation of N.A.O.S./wildlife corridors with a minimum width of 30 feet.

Because of large contiguous nature of open space corridors on the property, the applicant is seeking to consolidate development impacts by requesting amended development standards for the six lots. Approval of the ADS will promote protection of sensitive environmental areas and through flexible development design. Please see the Proposed Amended Development Standards Table and Amended Development Standards Justification Form for a detailed analysis of proposed modifications to the R1-190 standards. Natural area open space will be established through the dedication of NAOS easements on individual lots. The required amount of NAOS for the property is 2.96 acres as determined by a computer generated slope analysis and applied to the Upper Desert Landform open space requirements. The applicant is exceeding this required amount by providing 1.04 additional acres of open space (for a total of 4.0 acres or 40% of the overall site).

CONCLUSION

The applicant believes that the attached preliminary plat meets the design sensitivity objectives of the ESL Ordinance and is consistent with the land use vision for the area. Conformance with design principles outlined in the Dynamite Foothill Character Area Plan have been objectives of the applicant with respect to achieving a sense of “rural desert character” and integration of development within this highly aesthetic and unique area..



LEGEND:
 Preliminary Development Envelope Area with Average Conceptual Envelope Dimensions
 Site Boundary

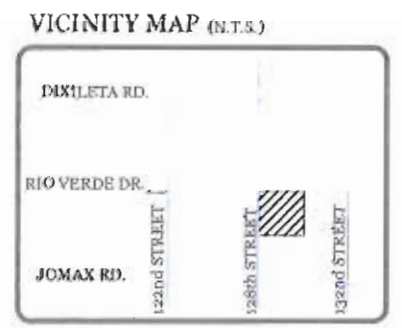
SITE DATA:
 GROSS AREA: 10.0 Acres
 NET AREA: 8.4 Acres
 PROPOSED # OF LOTS: 6
 GROSS DENSITY: 0.6 DU/Ac.
 CURRENT ZONING: R1-70 ESL
 REQUIRED N.A.O.S. AREA: 2.96 Acres
 PROVIDED N.A.O.S. AREA: 4.9 Acres

SETBACKS:
 FRONT: 45' MIN.
 SIDE: 22.5' MIN.
 REAR: 45' MIN.

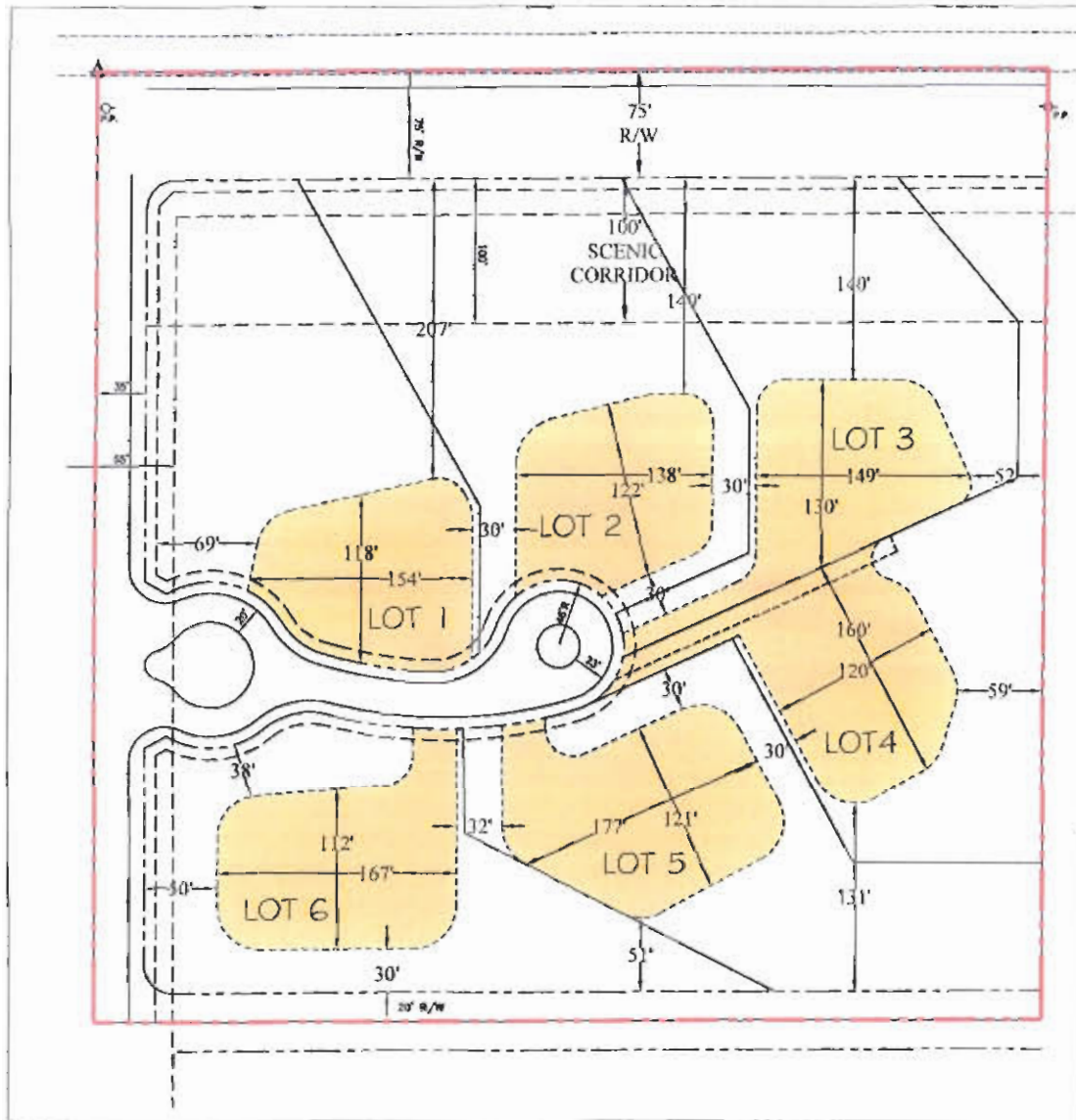
MINIMUM LOT AREA: 52,500 (w/ 25% REDUCTION)
 MINIMUM LOT WIDTH: 187.5' (w/ 25% REDUCTION)

NOTES:
 REQUIRES E.S.L. WASH MODIFICATION APPLICATION APPROVAL.
 REQUIRES RETAINING WALLS FOR LOTS 1, 3 & 4

LOT	LOT AREA (Sq.Ft.)	DEV. ENV. AREA (Sq.Ft.)
1	58,108	21,308
2	60,791	20,907
3	52,779	23,028
4	52,526	24,687
5	52,526	27,592
6	52,516	25,026



CONCEPTUAL SITE PLAN
128TH ST. & RIO VERDE DRIVE
 SCOTTSDALE ARIZONA



LEGEND:

- Preliminary Development Envelope Area with Average Conceptual Envelope Dimensions
- Site Boundary

All delineated NAOS areas and subsequent preliminary development envelope areas shall meet or exceed the ESL requirements as stated in Sec. 6.1060.F.1, concerning minimum widths and area of NAOS easements. Preliminary development envelopes shall also adhere to the amended setback standards for buildings and applicable on-lot improvements.

LOT #	ENVELOPE AREA (SQ.FT.)
1	21,308
2	20,907
3	23,028
4	24,687
5	27,592
6	25,026
TOTAL	142,548
	3.27 Acres

VICINITY MAP (N.T.S.)



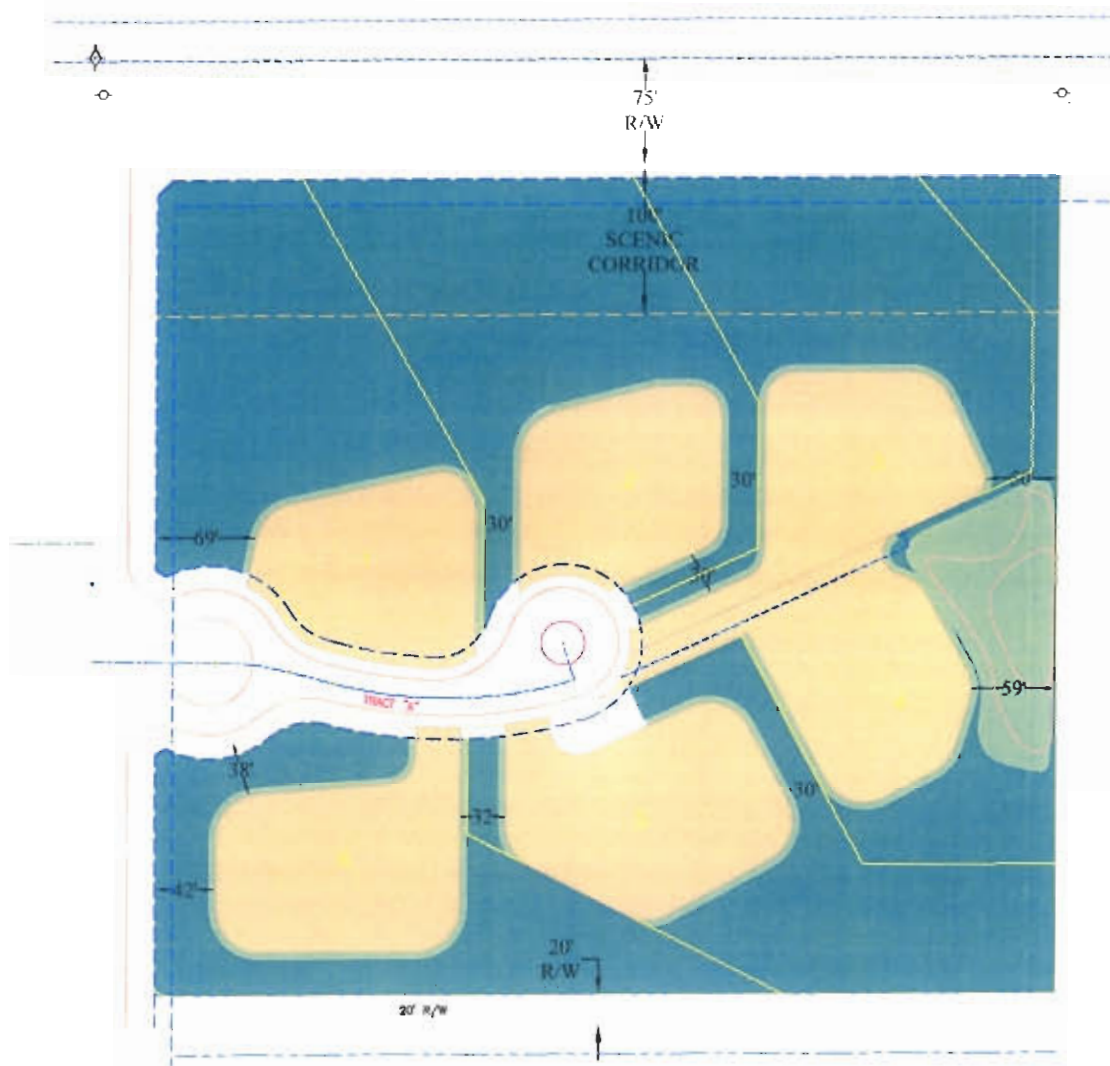
PRELIMINARY DEVELOPMENT ENVELOPE PLAN

128TH ST. & RIO VERDE RD.

SCOTTSDALE, ARIZONA

12-PP-2005
REV 6/2/2006





LEGEND:



PRELIMINARY N.A.O.S. UNDISTURBED AREA

- REQUIRED N.A.O.S. AREA: 2.96 Acres (129,028 Sq.Ft.)(30%)

- PROVIDED N.A.O.S. AREA: 4.00 Acres (174,188 Sq.Ft.)(40%)



PRELIMINARY N.A.O.S. REVEGETATED AREA

NOTE: PRECISE LOCATIONS AND QUANTITIES OF N.A.O.S. AREAS TO BE DETERMINED DURING PRELIMINARY PLAT AND FINAL PLAT PROCESS.

N.A.O.S. TABLE

LOT #	UNDISTURBED N.A.O.S. AREA (SQ.FT.)	UNDISTURBED N.A.O.S. AREA (ACRES)	REVEGETATED N.A.O.S. AREA (SQ.FT.)	REVEGETATED N.A.O.S. AREA (ACRES)	TOTAL N.A.O.S. AREA (ACRES)
1	30,828	0.71	1,254	0.03	0.74
2	33,941	0.78	1,782	0.04	0.82
3	26,308	0.60	1,797	0.04	0.64
4	14,753	0.34	12,362	0.28	0.63
5	23,566	0.54	1,582	0.04	0.57
6	23,318	0.54	2,319	0.05	0.59
TOTAL	152,714	3.51 (88%)	21,096	0.48 (12%)	4.00

PRELIMINARY N.A.O.S. EXHIBIT

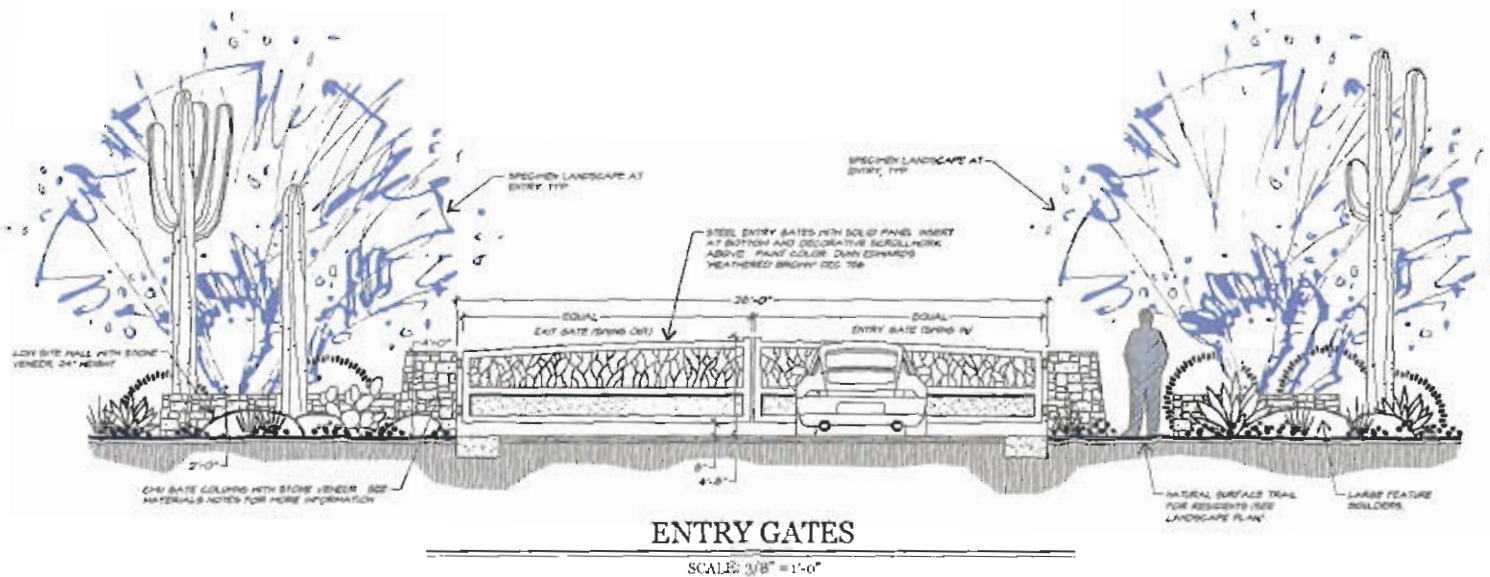
128TH STREET & RIO VERDE DRIVE
SCOTTSDALE, ARIZONA

12-PP-2005
REV. 6/2/2006



12-PP-2005

07/25/05



MATERIALS NOTES:

1. ALL METALWORK ON GATES IS TO BE PAINTED DUNN EDWARDS' WEATHERED BROWN DEC 756.
2. PAVERS ARE TO BE PAVESTONE (OR APPROVED EQUAL) PLAZA STONE SERIES (PLAZA I, II, AND GIANT HERITAGE IN RANDOM PATTERN) COLOR: THREE TONE BROWN.
3. STONE VENEER ON COLUMNS ARE TO BE EL DORADO STONE (OR APPROVED EQUAL) "LUGERA HILLSTONE" WITH BROUDED JOINTS.



LOW VOLTAGE LANDSCAPE LIGHTING	
TREE / ACCENT UPLIGHT	NIIGHTSCAPING CELEBRITY AJL-0603 WITH FULL CUT-OFF GLASS SHIELD
PATH LIGHT / ACCENT DOWNLIGHT	NIIGHTSCAPING CHARGER AJL-603
(LIGHT FIXTURE COLOR IS TO BE BLACK WEATHERED IRON FINISH, TYP.)	
SEE ATTACHED CUT SHEETS FOR MORE INFORMATION	



SITE DETAILS

128TH AND RIO VERDE DRIVE (S.E.C.)
SCOTTSDALE, ARIZONA

SHEET 2 OF 2

